Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	53/197 Canterbury Road St Kilda West VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$729,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
28/145 Fitzroy Street St Kilda VIC 3182	$680,100	08-Oct-21
11E/12 Marine Parade St Kilda VIC 3182	$790,000	17-Aug-21
23/333 Beaconsfield Parade St Kilda West VIC 3182	$650,000	10-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 January 2022

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28/145 Fitzroy Street St Kilda VIC 3182

1 1 1

Sold Price **$680,100** Sold Date **08-Oct-21**

Distance **0.84km**



11E/12 Marine Parade St Kilda VIC 3182

1 1 1

Sold Price **$790,000** Sold Date **17-Aug-21**

Distance **1.77km**



23/333 Beaconsfield Parade St Kilda West VIC 3182

1 1 1

Sold Price RS **$650,000** UN Sold Date **10-Nov-21**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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